

Frankfort Architectural Review Board

September 18, 2007

Members Present: Roger Stapleton
Charles Booe
Donald Perry

Members Absent: Andy Casebier
John Downs

There being a quorum, the meeting proceeded.

The first item of business was approval of the August 21, 2007 and August 30, 2007 minutes. Mr. Booe made a motion to approve the minutes. The motion was seconded by Mr. Perry and carried unanimously.

The next item of business a request from First Christian Church for approval of a 6 foot high monument sign to be located in the front corner parking area at the intersection of Broadway and Ann Streets, zoned "CB" Central Business District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report. Ms. DeRosa stated that the item before them tonight came before the board in June of 1994 with the same exact proposal they have now. She included minutes from that meeting in their packets that indicate approval and she explained that after three years, the work was never done and therefore the Certificate of Appropriateness had expired causing them to have to reapply. Ms. DeRosa went over a slide presentation detailing the property. She explained the dimensions and materials of the sign. Ms. DeRosa stated that the signs meet the criteria of Article 13 and that based on the applicant's sign proposal and applicable criteria from the zoning ordinance staff recommends approvals with the conditions listed in the staff report.

Mr. Booe stated that he is an adjacent property owner and if anyone would like for him to recuse himself from the hearing he would, however he didn't feel like it would affect his decision.

The applicant Grant Satterly, Chairman of the Administrative Board at First Christian Church was present and stated that they did get prior approval but had other priorities at the time but it has come back up and they would like to place the sign in observance of their 175th anniversary.

Mr. Perry made a motion to approve the Certificate of Appropriateness for two monument signs with the conditions listed in the staff report. The motion was seconded by Mr. Booe and carried unanimously.

The next item of business was a request form Grace Fellowship Church for a 8,420 square feet addition in order to expand the sanctuary and provide additional

office space for the principal structure located at 122 East Broadway, zoned "CB"
Central Business District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report. Ms. DeRosa gave a brief history of the project, stating that it initially came before the ARB in 1999, there were concerns about the architecture on the west elevation and the item was tabled. A revised proposal was brought before the board and approved however a year later in 2000 the Certificate of Appropriateness expired, which brought them back in 2002. That Certificate of Appropriateness was approved but expired in 2003. She stated that the site is located in the Central Business District. However it is not located in the National Register District. She went over a slide presentation describing the proposed project. They essentially want to add to the sanctuary doubling the size of the building add a second entrance in the front. The addition on the back would be an interior stairway, elevator and overhang porch. The existing building is approximately 7300 square feet, the proposed building will be 15,727 square feet, the dimensions proposed for 40 x 22. One of the changes the applicant requested was to enclose the existing building during construction and continue church services during construction. She stated that staff recommends to extend the culture stone to help integrate the old with the new. They also suggest adding windows to compliment symmetry and a standard seam metal roof. She went over condition 4 concerning adding windows to the front, and condition 8 the request for color samples of the EIFS materials.

Mr. Booe asked about concealing the dumpster so that it is not visible. Bentley Smither of the church stated that they don't use a dumpster because its too hard to get back there and instead they using 4 large trash cans on wheels.

Bentley Smither an elder of Grace Fellowship was present and stated that he thought the architect should address some of the concerns. The Architect David Banks stated that he was not the architect on the previous submissions. He stated that he agrees that the building is not on the National Register of Historic Places. He also stated that there are no significant architectural features. He stated that he is opposed to the staffs recommendation of denial, especially since it been approved 3 times previously. Mr. Banks then went over several other points; 1) concerning the roof he stated that the existing roof was a corrugated tin roof and the east side of the building has metal siding; 2) he referred to the metal beams and stated that no steel would be exposed, he stated they will sit on concrete piers and are proposed to be painted the same color; 3) he stated that the overhead service doorway had been enclosed a few years ago; 4) he stated that he did not agree with the staffs recommendation concerning the windows, he explained that the existing windows are very low and cause and unbalanced sanctuary. He also mentioned that the church wants to continue with regular business while in the construction phase. He stated that they propose a light color for outside covering, most likely, taupe, almond or ivory, they believe a light color will reduce the massiveness of the building. Concerning condition #4, he stated that a new stairway is required and they want it to be handicap accessible so the stairs have to be larger per code. He stated that the window staff proposes would be located high in the stairway and could pose problems for cleaning, they propose to remove the other

window because its in the audio room and the light obstructs usability. He stated that they respectfully request approval.

After discussion, Mr. Booe made a motion in accordance with articles 4 and 17 the City of Frankfort Zoning Ordinance to approve the application from Grace Fellowship Church for a proposed 8420 square foot addition in order to expand the sanctuary and provide additional office space for the principal structure located at 122 East Broadway be approved as proposed with the following conditions; 1) no framing material shall be visible on the steel piers covered with EIFS. The concrete columns are to be painted to match; 2) prior to the issuance of a Building Permit, the applicant shall submit a full development plan application and any associated documents/plans to the City for review; 3) prior to the issuance of a building permit, the applicant shall submit a color sample of the proposed EIFS material to staff for review and administrative approval; 4) any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued; 5) any trash receptacles proposed are to be screened and administratively approved. The motion was seconded by Mr. Perry and carried with Mr. Booe and Mr. Perry voting in favor.

Mr. Booe made a motion to prepare a letter for Judge Collins to weigh in on the Judicial Center issue and that statement be written and reviewed by the board prior to sending. The motion was seconded by Mr. Perry and carried unanimously.

Mr. Booe made a motion to adjourn. The motion was seconded by Mr. Perry and carried unanimously.